

Merlon Court

Stafford, ST16 1DL

John 
German





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£525,000

A truly outstanding modern detached house which has been considerably improved. Impeccably presented and appointed to an exceptionally high standard and a superbly landscaped rear garden with garden room. Located on a small secluded cul de sac of just four houses with open views to the front.



Accommodation – There is a canopy porch which has a fitted Ring doorbell and camera, opening to a reception hall which has professionally fitted integrated storage system beneath the stairs which rise to the first floor landing, superb Amtico floor and off which leads a cloakroom having a WC, corner wash basin with tiled splashbacks and feature wall covering to one wall.

Elegant lounge with a front facing bay window and a modern electric log effect fire place.

Stunning and spacious living/dining kitchen with the kitchen having an extensive range of high and low level units with contrasting granite work surfaces and granite drainer to a recessed one and half bowl sink. Integrated appliances comprise Smeg five burner gas hob with stainless steel and glass extractor canopy above, dishwasher, double oven and fridge freezer. There is also downlighting, the living/dining area has feature wall covering to one wall, tiled floor extends throughout and there are double French style doors opening to the landscaped garden. Off the kitchen there is a drinks kitchen area having a matching range of high and low level units, granite work surfaces and tiled floor.

Spacious utility room which has been converted from part of the garage and is superbly appointed with an extensive range of high and low level units which includes a walk in storage facility, Quartz work surfaces with drainer to a recessed sink, brass finished accessories, downlighting, Amtico flooring, space and provision for a washing machine and dryer, and an integrated fridge freezer. The boiler is situated in a wall mounted cupboard.

Attractive landing with airing cupboard and off which leads four bedrooms. The principal bedroom has a front facing bay window, a range of built in wardrobes with mirror door fronts, feature wall covering to one wall, air conditioning unit and off which leads an en suite with shower having conventional and waterfall heads, wash basin with integrated drawers beneath, WC and downlighting.

The second bedroom also has the benefit of having an en suite and comprising shower, WC and wash basin with integrated drawers beneath, vertical towel radiator and downlighting. The third bedroom has a useful over stairs storage cupboard and an air conditioning unit. Bedroom four is spacious with a window to rear.

Beautifully appointed bathroom having bath with chrome mixer tap and shower head, wash basin with integrated cupboard beneath, chrome towel radiator and downlighting.

Outside, the property is situated in a pleasant position off a shared block paved private drive and there is a private wide drive to this particular property which has parking for four cars and an electric car charging point. Gated side access leads to a beautifully presented landscaped modern garden with full width porcelain tiled terrace having a sun canopy over, wooden sleepers to artificial grass with external lighting, and beyond is a splendid wide composite deck sun terrace. There is also an excellent garden room which is insulated and has electricity and lighting. The garage has been partially converted and now provides a garage store with a remote controlled roller shutter door.

The property is situated in a particularly pleasant and convenient location being within walking distance of both Stafford town centre and its intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes.

Agents notes: There is a green space charge of £163.38 per annum and is payable to Ground Solutions. There is security camera doorbell.

There are charges appertaining to this property, a copy of the Land Registry and Title Plan are available to view upon request.

The main part of Merlon Court is adopted, however, the drive to these particular houses is blocked paved, private and shared.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/04032024

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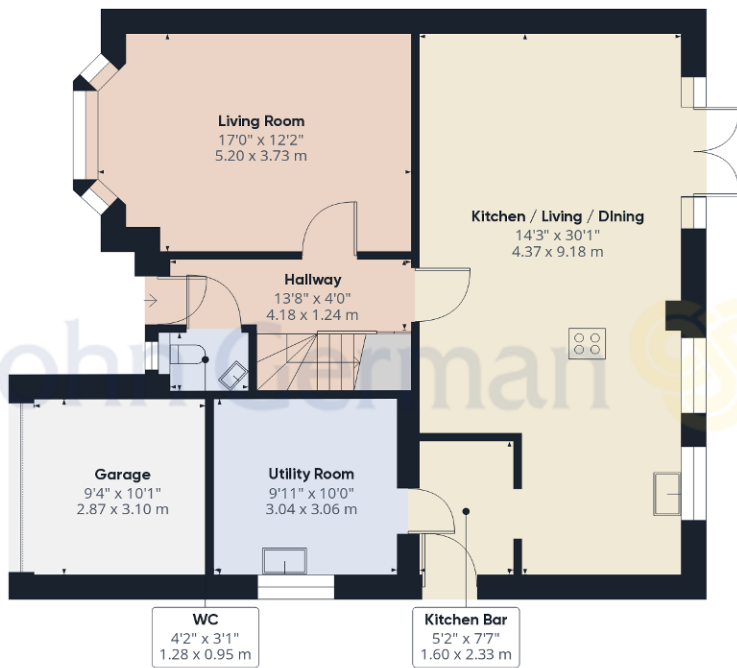




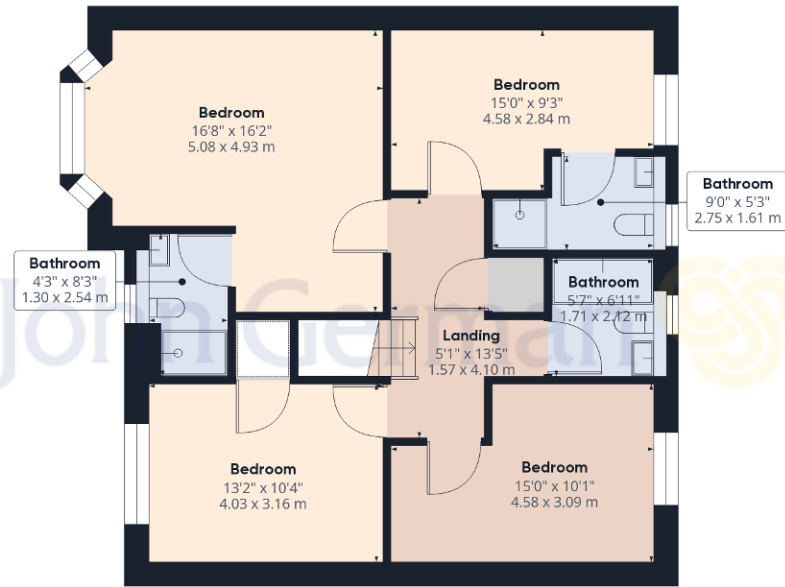








Ground Floor Building 1

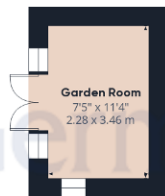


Floor 1 Building 1

Approximate total area⁽¹⁾

1847.75 ft²

171.66 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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